

1ST TUESDAY OF MONTH

STEPHEN and EVALUATOR OF BOIDMAN

BY: 1/9 FOR ALBANY COUNTY

PB - 2023 - 020

Village of Voorheesville  
29 Voorheesville Ave. Voorheesville, New York 12186 ... (518) 765-2698

SITE PLAN REVIEW

Please print or type. Please attach additional documents to this form if needed.

Date Received Application and Fee (\$125.00): 1/4/23

Property Location (911 Address):

Section: 6/18 Block: 3 Lot: 3.1

Village I.D. #: ~~015-011~~ 015-011

Owner: JC POPS INDUSTRIAL PARK, LLC

Address: 1299 SCHOHARIE TRPK, QUANESBURG, N.Y. 12066

Phone: 518-229-7280

Applicant: JC POPS INDUSTRIAL PARK, LLC

Phone: 518-229-7280

Address: 1299 SCHOHARIE TRPK, QUANESBURG, NY 12066

Applicant's interest in the property: OWNER SHANE GONYEA

Signature of Consent to Applicant:

Attorney:

Phone:

Address:

Architect/Engineer/Surveyor: LANCE MANUS, P.E.

Phone: 518-496-9151

Address: 143 ALBERT RD, DELANSON, N.Y. 12053

Present Use of Site:

Describe proposed project: (Attach a narrative if there is not enough space on this form).

CONSTRUCT OPEN BUILDING FOR SPORTS VENUE Youth Baseball

Zoned: INDUSTRIAL

Special Zone(s):

Site Area: 5.69 ACRES

Character of Neighborhood: INDUSTRIAL-BUSINESS

Construction Time:

To Begin: APR 1 2023

Site Condition: DEVELOPED - 2 BUILDINGS

Number of Employees: 1 part time

Number of Residents:

Number of Shoppers:

Copy of deed:

Copy of survey:

Has applicant satisfied NYS Storm Water Management requirements?

The applicant/owner is responsible for payment of village engineering fees associated with this application.

The applicant shall provide names and mailing address of all property owners within a given distance of the subject property as so determined by the Village Clerk.

Hearing Date for the above will be at 7:PM at the Village Hall on 21 7 23

SIGNATURE OF APPLICANT

[Signature]

DATE 1/12/23

SIGNATURE OF OWNER

[Signature]

DATE 1/12/23

- Planning Commission Chairperson
- Planning Commission Attorney
- Albany County Planning Board
- Conservation Advisory Council Chairperson
- Village Department of Public Works Superintendent NA
- Fire Department NA
- Note: Must provide public hearing notice to neighboring municipalities if proposed is within 500 feet of municipal boundary.
- Village Clerk
- Other

Village of Voorheesville  
PAID  
JAN 04 2023  
2313  
Check \_\_\_\_\_ Cash \_\_\_\_\_  
By [Signature]



ALBANY COUNTY PLANNING BOARD  
NOTIFICATION

RECOMMENDATION DATE: January 19<sup>th</sup>, 2023

**Case #:** 16-230104156  
**Project Name:** **Countryside Lane Building #3**  
**Project Location:** 1 Countryside Ln  
**Tax Map Number:** 61.18-3-3.1  
**Referring Agency:** Village of Voorheesville Planning Board  
**Considerations:** Site plan review for new commercial construction of a 9,600 SF building to be used for sports recreation/indoor baseball practice facility.

**ACPB** Modify local approval to include

**Recommendation:**

1. Notification of the application should be sent to the Town of New Scotland, including all required notices pursuant to GML §239-nn.

**Advisory:**

Gopika Muddappa, Senior Planner  
Albany County Planning Board

**NOTE:**

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

449 New Salem Road, Voorheesville, NY 12186  
TELEPHONE: (518) 655-7932 FAX: (518) 765-3459

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

**LOCAL ACTION ON ACPB RECOMMENDATION:**

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

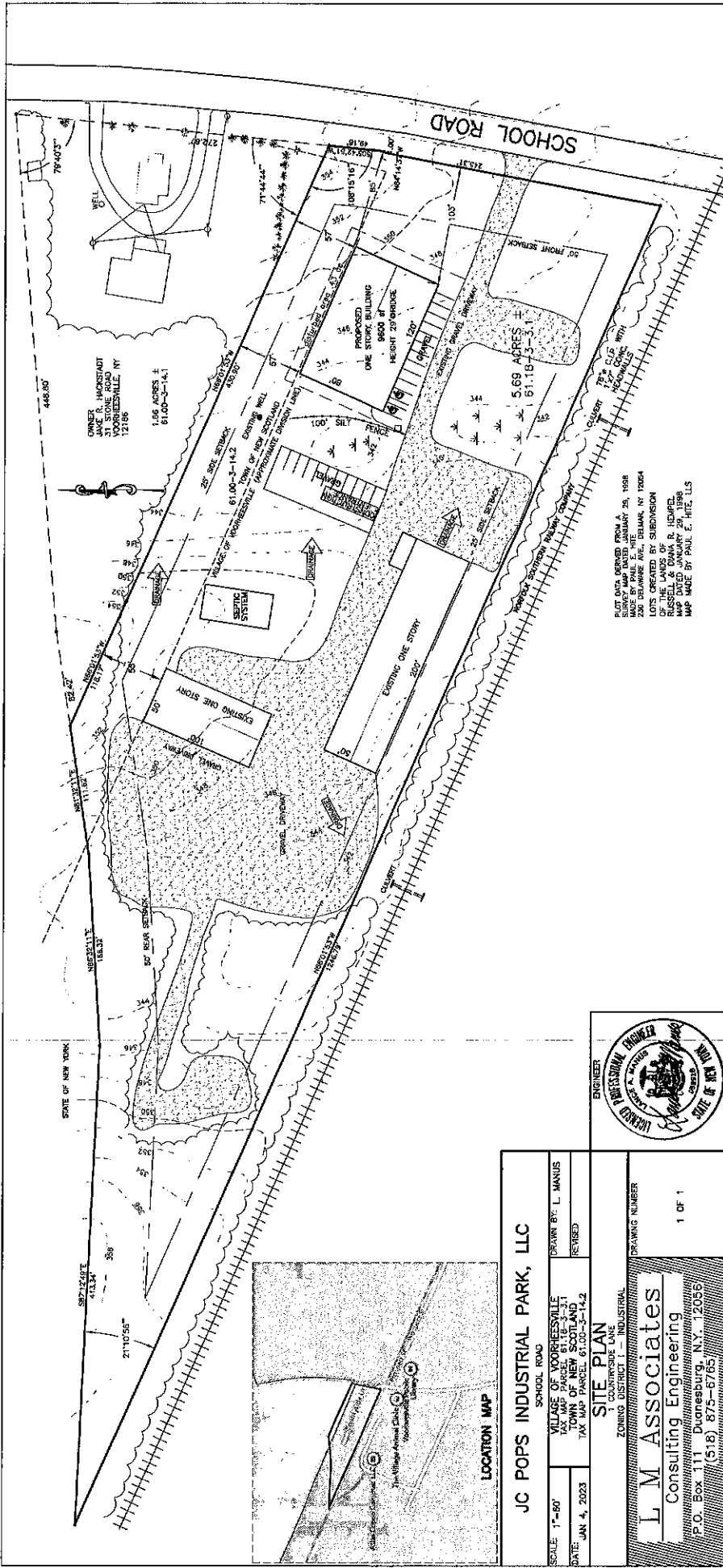
**LOCAL DECISION ON PROJECT:**

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: \_\_\_\_\_ DATE OF LOCAL ACTION: \_\_\_\_\_

**Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):**

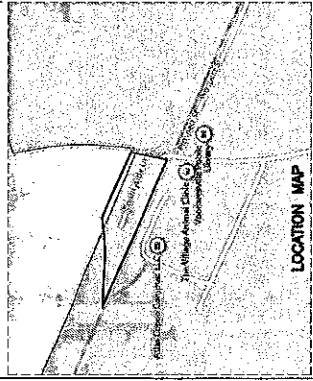
SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_



PLOT DATA DERIVED FROM A  
 SURVEY MAP DATED JANUARY 29, 1998  
 200 DELAWARE AVE. DELMAR, NY 12004  
 LOTS CREATED BY SUBDIVISION  
 OF THE LANDS OF R. HENDEL  
 MAP DATED JANUARY 29, 1998  
 MAP MADE BY PAUL E. HITE, L.L.S.



<b>JC POPS INDUSTRIAL PARK, LLC</b> SCHOOL ROAD VILLAGE OF VOORHESVILLE TOWN OF NEW SCOTLAND PARCEL 61.00-3-14.2		DRAWN BY: L. MANUS REVISIONS:
SCALE: 1"=60' DATE: JAN 4, 2023	<b>SITE PLAN</b> ZONING DISTRICT I - INDUSTRIAL 1 COUNTRYSIDE LANE	
<b>L M Associates</b> Consulting Engineering 50 S. Box 111 Duncansburg, N.Y. 12056 (518) 875-8763		DRAWING NUMBER 1 OF 1



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency, attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
JC POPS INDUSTRIAL PARK, LLC			
Name of Action or Project: SPORTS VENUE BUILDING CONSTRUCTION			
Project Location (describe, and attach a location map): 1 COUNTRYSIDE LANE, VORHEESVILLE			
Brief Description of Proposed Action:  CONSTRUCTION OF 80' x 120' SINGLE STORY BUILDING FOR SPORTS ACTIVITIES			
Name of Applicant or Sponsor: SHANE GONYEA JC POPS INDUSTRIAL PARK, LLC		Telephone: 518-229-7280	
		E-Mail:	
Address: 1299 SCHOHARIE TRPK			
City/PO: DUANESEBURG, NY		State: N.Y.	Zip Code: 12056
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.22 acres	
b. Total acreage to be physically disturbed?		0.43 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.69 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): MIXED USE BUSINESS RESIDENTIAL			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>EXISTING DRAINAGE CULVERTS</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Stone Group</u>	Date: <u>1/2/23</u>	
Signature: <u>[Signature]</u>	Title: <u>OWNER</u>	

**PRINT FORM**

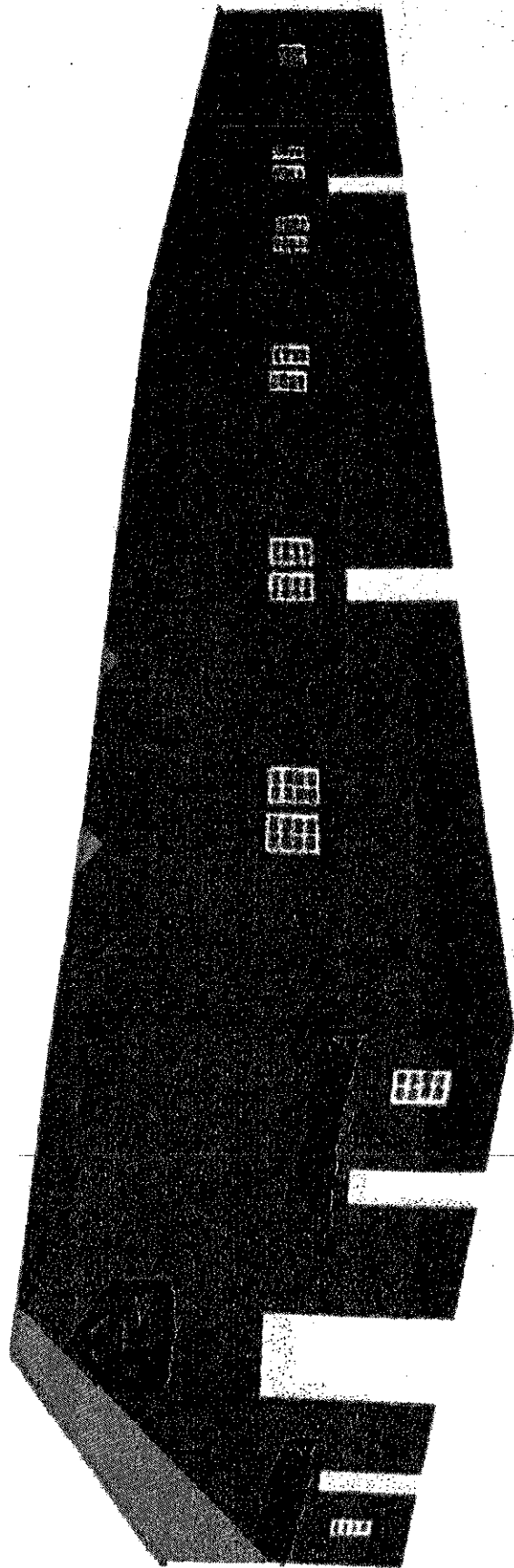
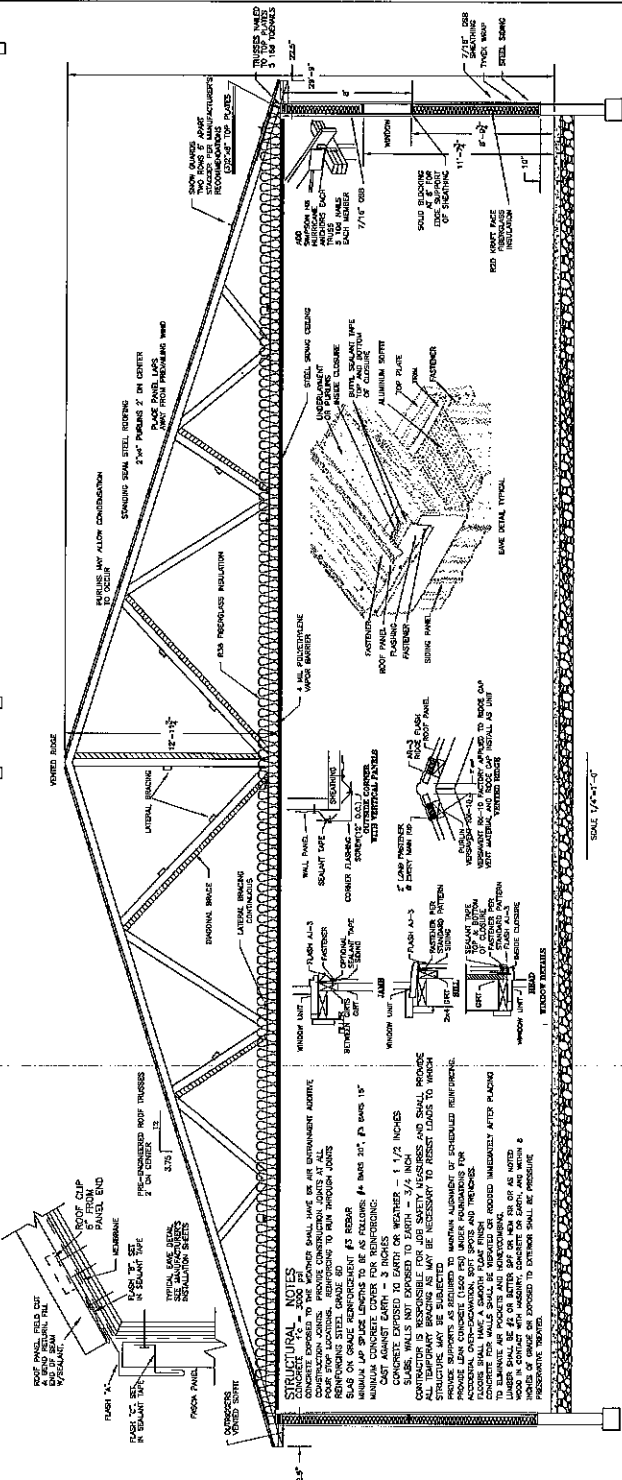
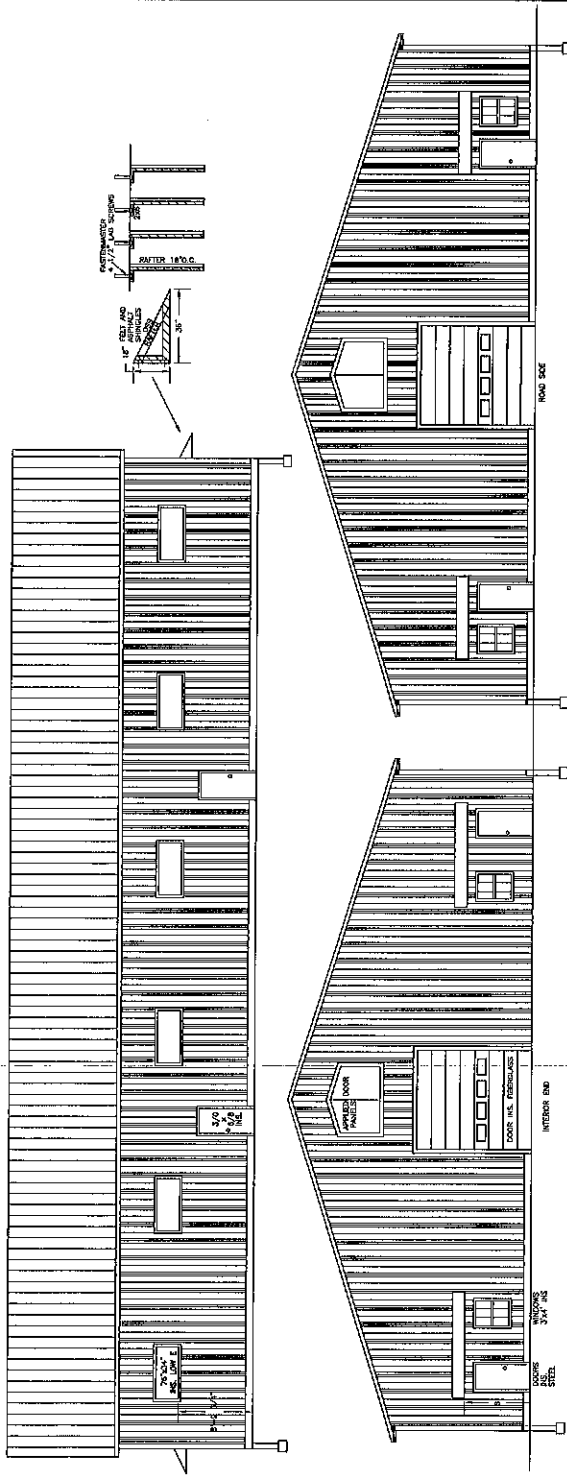


Figure 100-100-100-100





**STRUCTURAL NOTES**

1. ALL CONCRETE SHALL BE 3000 PSI.

2. ALL REBAR SHALL HAVE AN EMBLEMMENT AGENT.

3. CONSTRUCTION JOINTS: PROVIDE CONSTRUCTION JOINTS AT ALL ROOF JOINT LOCATIONS. REBAR TO RUN THROUGH JOINTS.

4. ALL REBAR SHALL BE EMBLEMMENT AGENT #3 REBAR.

5. MINIMUM LAP SPICE LENGTHS TO BE AS FOLLOWS: #4 BARS 30", #5 BARS 15" AND #6 BARS 18" INCHES.

6. ALL REBAR SHALL BE WELDED TOGETHER.

7. CONCRETE EXPOSED TO EARTH OR WEATHER - 1 1/2 INCHES.

8. ALL WALLS NOT EXPOSED TO EARTH - 3/4 INCH.

9. ALL REBAR SHALL BE WELDED TOGETHER.

10. ALL TEMPORARY BRACING AS MAY BE NECESSARY TO RESIST LOADS TO WHICH STRUCTURE MAY BE SUBJECTED.

11. PROVIDE LEAK CONCRETE (1:2:3) UNDER FOUNDATIONS FOR ALL FOUNDATIONS.

12. ALL FOUNDATIONS SHALL HAVE A MINIMUM 12" OF CONCRETE UNDER THEM.

13. ALL CONCRETE SHALL BE VIBRATED OR ROOVED IMMEDIATELY AFTER PLACING.

14. ALL CONCRETE SHALL BE CURED FOR 7 DAYS OR MORE OR AS NOTED.

15. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING & FROSTING TREATMENT.

**JC POPS INDUSTRIAL PARK, LLC**  
SCHOOL ROAD, VILLAGE OF VOORHEESEVILLE & TOWN OF EAST SCOTLAND

**80' x 120' BUILDING**

SCALE: 1/4" = 1'-0"

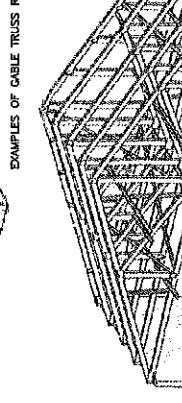
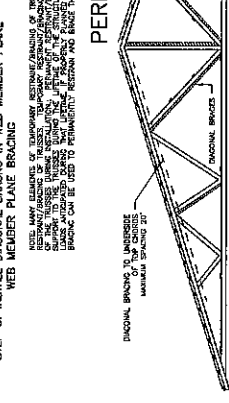
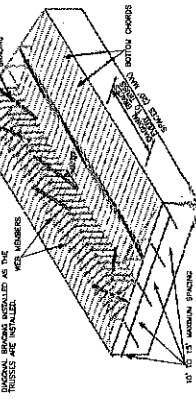
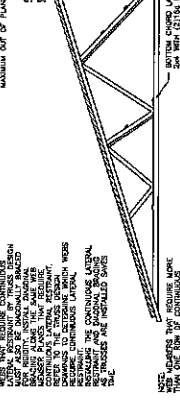
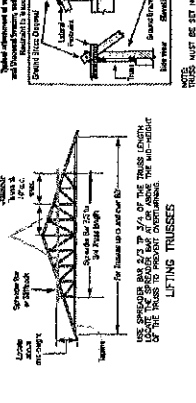
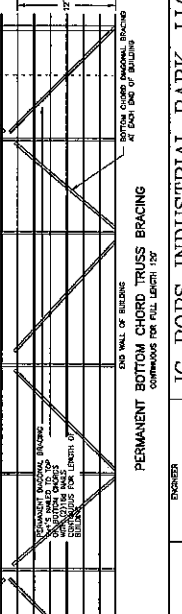
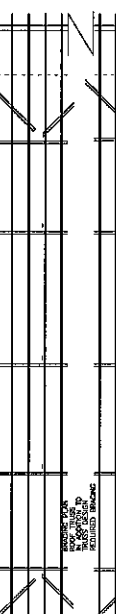
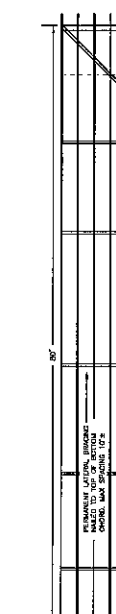
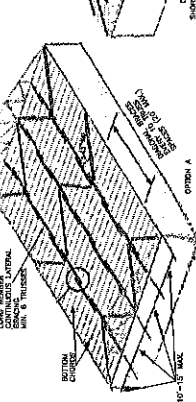
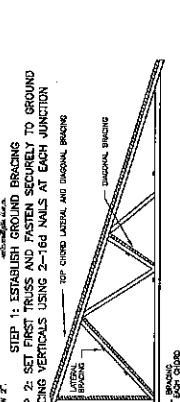
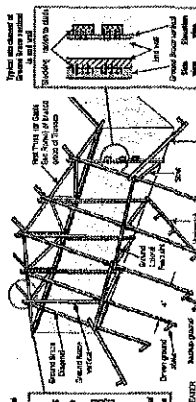
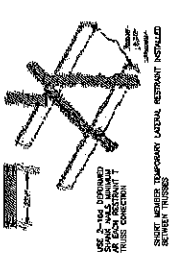
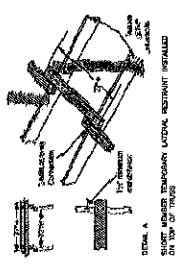
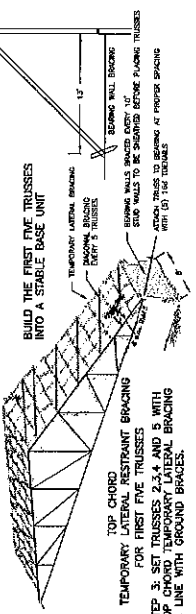
DATE: JAN. 16, 2008

SCALE: AS NOTED

DWG. NO. A-1 of 3

**L. M. Associates**  
Consulting Engineers  
P.O. Box 111, Duanesburg, N.Y. 12056  
(518) 875-6765

**ROOF TRUSS INSTALLATION**



**L M Associates**  
 Consulting Engineering  
 1000 Old Country Road  
 Great Neck, N.Y. 11056  
 (516) 875-6788

**JC POPS INDUSTRIAL PARK, LLC**  
 SCHOOL ROAD, VILLAGE OF WORKERSVILLE & TOWN OF NEW BOTTLAND

80' x 120' BUILDING

SCALE: AS NOTED

DATE: JUN 16, 2023

DRAWN: L.A.K.  
 REVISION: NONE

SHEET NO. A-3 of 3